



Beth Knight

4/18/14

**RESIDENTIAL BOARD OF ADJUSTMENT
DECISIONS**

Wednesday, April 16, 2014

1:30 PM

1000 Throckmorton

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/planninganddevelopment/boards>

BOARD MEMBERS:

Paul Johnston, Vice Chair	<u>P</u>
Ronald R. Shearer	<u>P</u>
Barbara Worthley	<u>P</u>
Joey Dixon	<u>P</u>
Gene Miers (Alternate)	<u>P</u>
Clifford (Carl) Logan, Chair	<u>P</u>
Wade Chappell	<u>P</u>
Eunice Givens	<u>P</u>
Darien George	<u>P</u>

I. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda

**B. Briefing of Proposed Fee Increases for certain Planning
and Development Department processes**

II. 1:30 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of March 19, 2014 Hearing APPROVED (8-0-1)



B. Translation Cases

1. BAR-14-044

Conrado Flores
2915 Loving Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a game wall, which is an accessory use, without a primary use.
- b. Request a **VARIANCE** in an "A-5" One -Family District to permit the continued use of a game wall that is approximately 14 feet in height, where 12 feet is the maximum, excessive by 2 feet.

DENIED FOR LACK OF SEVEN AFFIRMATIVE VOTES (0-9)

2. BAR-14-055

Jose Angon
3129 Hedrick Street

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a front yard carport where none is allowed.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residence that encroaches five feet into a five-foot side yard setback, creating a zero-foot setback.

APPROVED AGENDA ITEM "a" AND CONTINUED AGENDA ITEM "b" ON MAY 21, 2014 (7-2)

C. Continued Cases

3. BAR-14-043

Michael McDonnell
1406 Clover Lane

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage that would encroach approximately three (3) feet into the five (5) foot rear yard setback, creating a two (2) foot rear yard setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage that would encroach approximately four (4) feet into five (5) foot side yard setback, creating a one (1) foot side yard setback.

APPROVED (9-0)



D. New Cases

4. BAR-14-042

Mary Ann Austin
825 Bond Street

- a. Request a **SPECIAL EXCEPTION** in a “B” Two-Family District to permit the continued use of a 5 foot open-design fence in the front yard.
- b. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of an open-design fence 6 feet in height, excessive by 1 foot in the front yard.

APPROVED AGENDA ITEMS “a” AND “b” FOR AN OPEN-DESIGN, 6-FOOT FENCE IN THE FRONT YARD (8-1)

- c. Request a **SPECIAL EXCEPTION** in a “B” Two-Family District to permit the continued use of a 4 foot solid fence in the front yard.

DENIED FOR LACK OF SEVEN AFFIRMATIVE VOTES (5-4)

- d. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of a solid fence 6 feet in height, excessive by 2 feet in the front yard.

DENIED FOR LACK OF SEVEN AFFIRMATIVE VOTES (7-2)

5. BAR-14-045

Justin William Molmen
1466 Cienegas Cir.

- a. Request a **VARIANCE** in an “A-10” One-Family District to permit the construction of a detached garage that would encroach approximately 5 feet into the 10-foot rear yard setback, creating a 5-foot rear yard setback.
- b. Request a **VARIANCE** in an “A-10” One-Family District to permit the continued use of a storage shed that would encroach approximately 5 feet into the 10-foot rear yard setback, creating a 5-foot rear yard setback.

APPROVED (9-0)

6. BAR-14-046

Lawrence Craig Washington
604 Misty Mountain Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a storage shed encroach approximately 2 feet into the 5-foot rear yard setback, creating a 3-foot rear yard setback and waiving the additional setback for accessory structures over 10 feet tall.
- b. Requesting a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an 11-foot-tall storage-shed in the rear yard of property, where 10-foot tall structures are allowed.

APPROVED (9-0)



7. **BAR-14-047**

Frank & Terri Lugenheim
9546 Fair Haven

- a. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of a residence that encroaches 3 feet into a 5-foot side yard setback, creating a 2-foot setback.

DENIED WITHOUTH PREJUDICE (9-0)

8. **BAR-14-048**

Christopher & Lisa McCarley
1109 Victory Bells Drive

- a. Request a **VARIANCE** in an "A-10" One-Family District to permit the construction of a pool that would encroach approximately 5 feet into the 10-foot rear yard setback, creating a 5-foot rear yard setback.

APPROVED (9-0)

9. **BAR-14-049**

Joe Scott
2020 Clover Lane

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of an approximately 24-foot tall habitable accessory structure that is taller in height than the primary structure.

APPROVED (8-1)

10. **BAR-14-050**

David Jones by Municipal Permit Service
2900 Cordone Street

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a front yard carport where none is allowed.

DENIED FOR LACK OF SEVEN AFFIRMATIVE VOTES (1-7-1)

11. **BAR-14-051**

Daniel & Hilda Guerra
3008 N. Nichols Street

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a 5-foot open-design gate in the front yard.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an open-design fence approximately 10 feet in height, excessive by 5 feet, in the front yard.

DENIED FOR LACK OF SEVEN AFFIRMATIVE VOTES (4-5)



12. **BAR-14-052**

Edwin & Demi Esparza
5505 Lea Crest Lane

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an approximately 24-foot tall accessory structure that is taller in height than the primary structure.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an accessory structure 1,280 square feet in area, where 400 square feet is allowed, excessive by 880 square feet.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an accessory structure 1,280 square feet and the continued use of a storage building 165 square feet for a combined square footage of 1,445 square footage, where 400 square feet is allowed, excessive by 1,045 square feet.

DENIED FOR LACK OF SEVEN AFFIRMATIVE VOTES (6-3)

13. **BAR-14-054**

David & Tracy Burris
5949 Ten Mile Bridge Road

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a front yard carport where none is allowed.

APPROVED (7-2)

III. ADJOURNMENT:

3:35 PM

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA DURANTE LA REUNION PUBLICA:

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impresiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunion para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.